



🏠 136 m<sup>2</sup> 📄 Kitzbühel, Rakousko 💰 4 250 000 EUR / 106 653 750 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Mgr. Jesika Schopper**

FOREIGN PROPERTY SPECIALIST

jesika.schopper@luxent.cz

+420 778 771 771

Order number	<b>N6880</b>	Price	<b>4 250 000 EUR / 106 653 750 CZK</b>
Address	<b>Kitzbühel, Rakousko</b>	Type	<b>Apartments</b>
Disposition	<b>3 + kitchenette</b>	Usable area	<b>136 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>2nd floor</b>
Parking	<b>2</b>	Garage	<b>Yes</b>
Balcony	<b>55 m<sup>2</sup></b>	Cellar	<b>4 m<sup>2</sup></b>

## About real estate

We offer for sale a luxury 2 bedroom penthouse apartment in a modern alpine style, located in the popular Austrian town of Kitzbühel. This newly completed property with a usable area of 136 sqm boasts two terraces with breathtaking views of the countryside with a total area of 56 sqm.

Upon entering the apartment, you are greeted by a spacious living-dining room and open-plan kitchen, equipped with a fireplace for cosy winter evenings. This mountain property will offer on the lower floor a master bedroom with dressing room and en-suite bathroom and a guest bedroom also with en-suite bathroom. Furthermore, on this floor you will find a sauna, a storage room and a toilet. Both bedrooms have direct access to the south-west and east facing terraces or balcony.

The interior is finished with attention to detail and using quality materials, including oak decking in the bedrooms and elegant tiles in the bathrooms, which are fitted with products from Villeroy & Boch and Hansgrohe, among others. The penthouse is also equipped with central ventilation and underfloor heating.

The property also has a personal elevator that will take you directly to your apartment, a 3.81 m<sup>2</sup> basement, a laundry room, a common area for bike storage and two underground parking spaces.

The apartment will be handed over to the new residents fully furnished, ready to move in immediately.

The property is only a short walk from the centre of Kitzbühel, which is rich in history and culture and offers easy access to some of the best ski areas in the KitzSki area. With a huge choice of leisure activities all year round and popular ski slopes, Kitzbühel is the ideal place for sports and active lifestyle enthusiasts.

For more information or to arrange a tour, please contact us.